

JERSEY CITY BOARD OF ADJUSTMENT
PUBLIC NOTICE/LEGAL AD

Please be advised the following items will be heard at the next Regular Meeting of the Jersey City Board of Adjustment, scheduled for **Thursday, November 7, 2013 at 6:30 p.m.**, in the **Council Chambers, 280 Grove Street, Second Floor, Jersey City, NJ**

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business
7. Case: Z13-023
Applicant: Junction Holding Company, LLC
Address: 475 Communipaw Avenue
Attorney: Manuel Sanchez, Esq.
Block: 17206 Lot: 12
Zone: R-1 One and Two Family Housing District
For: Expansion of a non-conforming car wash to include a 30 ft by 30 ft addition for an auto lubrication shop.
“d” Variances: Expansion of a non-conforming use
8. Case: Z07-009.1 Site Plan Amendment
Applicant: Jhunday Wall Ma Grand, LLC
Address: 747 Grand Street
Attorney: Rita McKenna, Esq.
Block: 18704 Lot: 16
Zone: R-1 One and Two Family Housing District
For: Site Plan Amendment to reduce the number of parking spaces from 39 to 29
“c” Variances: Parking
9. Case: Z13-018
Applicant: Nadeem Akhtar
Address: 97 Clifton Place
Attorney: Eugene O’Connell, Esq
Block: 15302 Lot: 3
Zone: R-1 One and Two Family Housing District
For: Conversion of a 2 family house to a 3 family house
“d” Variances: Use
10. Case: Z13-013
Applicant: Robert O’Neill
Address: 415 Monmouth Street
Attorney: Rita McKenna, Esq
Block: 9902 Lot: 18
Zone: NC – Neighborhood Commercial
For: The conversion of a 3-story mixed use building to a single family residence with no commercial on the ground floor
“d” Variances: Use
11. Case: Z13-031 “A” Appeal with Variance in the alternative
Applicant: Mahadai and Alex Suklall
Address: 1 Cator Avenue
Attorney: Pro Se
Block: 28902 Lot: 16
Zone: R-1 One and Two Family Housing District
For: Appeal of the Zoning Officer’s decision that the applicant’s front yard parking space has not legally existed prior to 2001.
In the alternative, a variance to permit front yard parking between the building and property line.
“c” Variances: Front Yard Parking
12. **MEMORIALIZATION OF RESOLUTIONS**
13. Executive Session, as needed, to discuss litigation, personnel, or other matters

Kate Donnelly, Chair, BOARD OF ADJUSTMENT